

683-1

A-2 owner's
file!

MEMORANDUM

March 16, 1962

TO: M. Justin Herman, Executive Director
FROM: Norman Murdoch, Chief, Planning Division
SUBJECT: PROPERTY AT SOUTHWEST CORNER OF FILLMORE & SUTTER

The subject property owned by J. D. McEvoy, was inspected by William O'Neill from the City Bureau of Building Inspection in the company of Mr. Robert Reece. The building contains a number of relatively minor code violations as indicated in the attached inspector's report.

In addition to the code violations indicated, the building is located within fire limits which requires fireproof new construction. My tentative recommendation is that the building be acquired and demolished.

(Attachment)



File 1
A-5
owner

March 10, 1962

MEMORANDUM

TO: Mr. J. Edgar Hoover, Executive Director

FROM: Mr. J. Edgar Hoover, Chief, Planning Division

SUBJECT: PROPERTY OF ROBERT J. ROBERTS OF WILLIAMSBURG, VIRGINIA

The subject property, owned by J. M. Roberts, was transferred by William Roberts from the City Bureau of Building Inspection in the capacity of Mr. Robert J. Roberts. The building contains a number of relatively small units which are located in the rear of the property's lot.

In addition to the units which are located in the building in the rear of the lot, there are also units which are located in the front of the lot. These units are also located in the rear of the lot.

By separate recommendation it is that the building be acquired and



(Attachment)

MEMORANDUM

March 16, 1962

TO: M. Justin Herman, Executive Director
FROM: Norman Murdoch, Chief, Planning Division
SUBJECT: PROPERTY AT SOUTHWEST CORNER OF FILLMORE & SUTTER

The subject property owned by J. D. McEvoy, was inspected by William O'Neill from the City Bureau of Building Inspection in the company of Mr. Robert Reece. The building contains a number of relatively minor code violations as indicated in the attached inspector's report.

In addition to the code violations indicated, the building is located within fire limits which requires fireproof new construction. My tentative recommendation is that the building be acquired and demolished.

(Attachment)



12.9* 150 2.150

PARCEL 29/5
ASSESSOR'S BLOCK 1125 LOT 5

OWNER Edward L. Wong

PROPERTY ADDRESS 1129-31 Broderick

LOCATION W Broderick 125' S Ellis

LOT SIZE 25 x 100

AREA 2,500 sq.ft.

TOPOGRAPHY Slopes down to east

ASSESSED VALUATION:

Land \$1,230

Building 2,050

TOTAL \$3,280

TAXES: 1962-63 \$307.99

ZONING R-3

HIGHEST AND BEST USE Present

UNLAWFUL USES -

INCOME

Actual Monthly Income
Adjusted Monthly Income

MONTHLY
ACTUAL RENT
\$ 230

MONTHLY
ADJUSTED RENT
\$ 230

Adjusted Annual Income

\$ 2,760

REMARKS

ANNUAL EXPENSES

Annual Net Income \$ 2,262

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE \$



Actual Monthly Income
Adjusted Monthly Income

Actual Annual Income
Adjusted Annual Income

Annual Net Income

9544



FEB 04 497



LOCATION 727 Golden Gate Avenue

PARCEL 768-15

LOT SIZE 217.5' x 275' Irregular

AREA 43,942 sq.ft.

ASSESSED VALUE

LAND \$
BLDG. \$ City Property

ZONING C-M

TOTAL \$ Not Assessed

TAXES \$

ACQUIRED Prior to
1911

OWNER City & County of San Francisco



VALUATION SUMMARY

COST APPROACH \$ 560,000

INCOME APPROACH \$ N/A

MARKET APPROACH \$ N/A

FINAL OPINION OF MARKET VALUE

LAND \$ 320,000
BLDG. \$ 240,000

TOTAL \$ 560,000



VALUATION ANALYSIS

COST APPROACH

LAND VALUE BY COMPARISON

48,942 SQ. FT. @ \$6.50 PER SQ. FT. \$318,123

DEPRECIATED VALUE OF THE IMPROVEMENTS

| | | | |
|------------|-------------------------|-------------|-----------|
| Main Bldg. | 37,392 SQ. FT. @ \$6.00 | PER SQ. FT. | \$224,352 |
| Bungalows | 2,891 SQ. FT. @ \$3.25 | PER SQ. FT. | \$ 9,396 |
| Paving | 30,780 SQ. FT. @ \$0.20 | PER SQ. FT. | \$ 6,156 |
| Fence | 620 LIN.FT. @ \$1.75 | PER LIN.FT. | \$ 1,085 |

VALUE INDICATED BY COST APPROACH \$559,112 called \$560,000

INCOME APPROACH

\$ N/A

MARKET APPROACH

Reference is made to the Sales Book and previous appraisal reports which indicate a land value of \$6.50 per sq. ft.



1804 1805

APPRAISAL

59-6

OWNER: Edward Arge Nathan, et al
PROPERTY ADDRESS: 679-99 Golden Gate

PARCEL NO. 767-9
DATE ACQ: --

OWNER'S ADDRESS: 334 El Camino Del Mar

IRS: No
CONSID: N.S.
BEST USE: Comm.

ZONING: CM PRESENT USE: Garage/Bar

ASSESSED VALUE: Land \$ 15,680
Imps. 10,200
\$ 25,880

TAXES: \$ 2,632.00

LAND: DIMENSION 85' x 120' = 10,200 s.f.

IMPROVEMENTS: Condition Fair Effective Age 40± yrs.

1 story concrete structure with storage basement. Building contains tire shop and bar.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|-----------------------------|-----------|-----------|
| Land | 10,200 s.f. @ \$11.76+/s.f. | \$120,000 | |
| Improvements | 10,018 s.f. @ \$2.00/s.f. | 20,036 | |
| | | \$140,036 | \$140,000 |

MARKET COMPARISON:

769-2 - \$ 32,950 or \$13.18/s.f.

783-13 - \$123,000 or \$ 9.32/s.f.

Subject - 10,200 s.f. @ \$13.75/s.f. = \$140,250 \$140,300

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly |
|------------------------|--------|-----------------|---------------|
| Bar (Lease) | \$ 260 | \$ 300 | \$ |
| Garage & Bsmt. (lease) | 885 | 950 | |
| | | \$1,250 x 110 = | \$137,500 |

income
looked
good

(E)

L = 110500

B = 27000

E = 6000

T = 143500

| | |
|--------------|------------|
| LAND | \$ 120,000 |
| IMPROVEMENTS | 17,500 |

MARKET VALUE OF PROPERTY \$ 137,500



APPRAISAL

60-3

OWNER: James Conlin Company
PROPERTY ADDRESS: 777-85 Golden Gate Ave.

PARCEL NO. 768-9
DATE ACQ: 3-9-26

OWNER'S ADDRESS: 2310 Broadway

IRS: -

CONSID: N.S.

ZONING: CM

PRESENT USE: Warehse. & Office Bldg.

BEST USE: Present

ASSESSED VALUE: Land \$ 9,315
Imps. 12,900

\$22,215

TAXES: \$2,259.27

LAND: DIMENSION Irregular - 10,750 s.f.

IMPROVEMENTS: Condition Very Good

Effective Age 40 + yr.

A 1 st. reinforced conc. warehouse type bldg. with 3 stg. lofts, 6 mezzanine offices, 3 corner offices and 1 lower office, and a basement are for a photo lab.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|----------------------------|---------------|-----------|
| Land | 10,750 s.f. \$ 8.37/s.f. | \$90,000 | |
| Improvements | 10,594 s.f. @ \$5.00/s.f. | \$52,970 | |
| Basement | 3,850 / s.f. @ \$2.00/s.f. | 7,700 | |
| | | <u>60,670</u> | |
| | | \$150,670 | \$150,700 |

MARKET COMPARISON:

686-1 - \$100,000 or \$9.14/s.f. - GRM 142.9

689--5 - \$120,000 or \$10.27/s.f. - GRM 133

Subject 10,7 s.f. @ \$14.00/s.f. -

\$150,000

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly |
|----------------------------|--------|----------------------|---------------|
| Owner's agent refused info | \$ | \$450 | \$ |
| | | 1050 | |
| | | <u>\$ 1500</u> x 100 | |
| | | | \$150,000 |

Photo lab equipment deemed personal property

(E)
L = 86350
B = 80700
E = 75000
+ = 242050

| | |
|--------------------------|-----------|
| LAND | \$ 90,000 |
| IMPROVEMENTS | 60,000 |
| MARKET VALUE OF PROPERTY | \$150,000 |



APPRAISAL

61-26

OWNER: James M. Baldwin
PROPERTY ADDRESS: 745 Gough

PARCEL NO. 769-2
DATE ACQ: 1966

OWNER'S ADDRESS: 745 Gough

IRS:
CONSID: 32,950
BEST USE: same

ZONING: CM PRESENT USE: Shop & apt.

ASSESSED VALUE: Land \$ 1,650
Imps. 2,550
\$ 4,200

TAXES: \$ 427.14

LAND: DIMENSION 25 x 100 = 2,500 s.f.

IMPROVEMENTS: Condition Fair Effective Age 30 + yr.

A 1 st. conc. gar. bldg. with a 4 rm apt. on mezzanine.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|---------------------|----------|----------|
| Land | 2,500 s.f. @ \$7.00 | \$17,500 | |
| Improvements | 3,125 s.f. @ \$5.25 | 16,406 | |
| | | \$33,906 | \$33,900 |

MARKET COMPARISON:

763--8 44,000 or \$14.67/s.f. - GRM NA
769-2 - \$32,950 or \$13.18/s.f. - GRM 110
Subject 2,500 s.f. @ \$13.40 = \$33,500

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly |
|--------------|--------|-------------|---------------|
| Shop | Owner | \$ 250 | \$ |
| Apt. | Owner | 30 | |
| Sign on roof | | 20 | |
| | | \$300 x 110 | \$33,000 |

(E) C = 16700
B = 11400
T = 28100

| | |
|--------------|-----------|
| LAND | \$ 17,500 |
| IMPROVEMENTS | 16,000 |

MARKET VALUE OF PROPERTY \$ 33,500



APPRAISAL

61-25

OWNER: John R. Forde, Jr. et al PARCEL NO. 769-2A
 PROPERTY ADDRESS: 743 Gough DATE ACQ: 1957

OWNER'S ADDRESS: Forde Bldg., 1991 Locust St. IRS:
 ZONING: CM PRESENT USE: Shop CONSID: N.S.
 BEST USE: Same

ASSESSED VALUE: Land \$ 1,650
 Imps. 2,450
 \$ 4,100 TAXES: \$ 416.97

LAND: DIMENSION 25 x 100 = 2,500 s.f.

IMPROVEMENTS: Condition Fair Effective Age 30 + yr.

A 1st conc. gar. bldg. with stg. mezzanine.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|-------------------------|-----------------|----------|
| Land | 2,500 s.f. @ \$7.00 | \$17,500 | |
| Improvements | 3,000 +/- s.f. @ \$5.00 | 15,000 | |
| | | <u>\$32,500</u> | \$32,500 |

MARKET COMPARISON:

769-2 - \$32,950 or \$13.18/s.f. - GRM 110
 Subject 2,500 s.f. @ \$13.00/s.f. = \$32,500

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly |
|----------|--------|--------|----------------------|
| Shop (L) | \$ 225 | \$ 280 | \$ |
| | | | 280 x 110 = \$30,800 |

(E) = 16700

B = 8800

T = 25500

| | |
|--------------|-----------|
| LAND | \$ 17,500 |
| IMPROVEMENTS | 15,000 |

MARKET VALUE OF PROPERTY \$ 32,500



APPRAISAL

61-24

OWNER: Paul Heiling et ux
PROPERTY ADDRESS: 735 Gough

PARCEL NO. 769-3
DATE ACQ: 6-20-47

OWNER'S ADDRESS: 160 Central., Los Gatos

IRS: -
CONSID: N.S.
BEST USE: Same

ZONING: CM PRESENT USE: Shop

ASSESSED VALUE: Land \$ 1,650
Imps. 3,000
\$ 4,650

TAXES: \$ 472.91

LAND: DIMENSION 25 x 100 = 2,500 s.f.

IMPROVEMENTS: Condition Fair

Effective Age 30 ± yr.

A 1 st. conc. shop bldg. with stg. mezzanine. Lessee has installed a spray paint booth which is considered personalty.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|---------------------|-----------|----------|
| Land | 2,500 s.f. @ \$7.00 | \$17,500 | |
| Improvements | 3,125 s.f. @ \$4.65 | 14,531 | |
| | | \$ 32,031 | \$32,000 |

MARKET COMPARISON:

769-2 - \$32,950 or \$13.18/s.f. - GRM 110

Subject 2,500 s.f. @ \$12.80 = \$32,000

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly |
|----------|--------|--------|----------------------|
| Shop (L) | \$ 225 | \$ 280 | \$ |
| | | | 280 x 110 = \$31,000 |

(E) L = 16700

B = 9300

T = 26000

| | |
|--------------|-----------|
| LAND | \$ 17,500 |
| IMPROVEMENTS | 14,500 |

MARKET VALUE OF PROPERTY \$ 32,000



Off signed
 10-4-67
 61-5

APPRAISAL

OWNER: Edward W. Ellis et ux PARCEL NO. 769-21
 PROPERTY ADDRESS: 849 Golden Gate DATE ACQ: 4-22-46
 OWNER'S ADDRESS: 849 Golden Gate IRS: -
 ZONING: R-4 PRESENT USE: Shop CONSID: N.S.
 BEST USE: Same
 ASSESSED VALUE: Land \$ 2,110
 Imps. 2,800
 \$ 4,910 TAXES: \$ 499.35

LAND: DIMENSION 25 x 137.5 = 3,438 s.f.

IMPROVEMENTS: Condition Fair Effective Age 30 + yr.

A 1 st. and mezz. conc. shop bldg. The mezz. contains a 5 rm. apt.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|-----------------------------|-----------------|----------|
| Land | 3,438 s.f. @ \$6.25 ±/s.f. | \$21,500 | |
| Improvements | 2,375 s.f. @ \$5.20 ±/ s.f. | 12,350 | |
| | | <u>\$33,850</u> | \$33,900 |

MARKET COMPARISON:

769-2 - \$32,950 or \$13.18 / s.f. - GRM 110
 782-9 - \$25,100 or \$15.93/s.f. - GRM 88
 Subject 3,438 s.f. @ \$9.90 ±/ s.f. = \$34,036 \$34,000

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly |
|-------|--------|---------------------|---------------|
| | \$ | \$ | \$ |
| Shop | Owner | 200 | |
| Apt. | " | 100 | |
| | | <u>\$ 300 x 110</u> | \$33,000 |

(E) C = 13750
 B = 16250
 T = 30000

| | |
|--------------------------|---------------|
| LAND | \$ 21,500 |
| IMPROVEMENTS | <u>12,000</u> |
| MARKET VALUE OF PROPERTY | \$ 33,500 |



APPRAISAL

61-3

OWNER: Joseph A. Johnson et ux
PROPERTY ADDRESS: 835 Golden Gate

PARCEL NO. 769-23
DATE ACQ: 3--9-59

OWNER'S ADDRESS:

IRS: \$40.70
CONSID: \$37,500
BEST USE: Same

ZONING: R-4 PRESENT USE: Shop

ASSESSED VALUE: Land \$ 2,740
Imps. 7,500
\$ 10,240

TAXES: \$ 1,041.41

LAND: DIMENSION 32.5 x 137.5 = 4,469 s.f.

IMPROVEMENTS: Condition Good Effective Age 12 + yr

A 1 st. conc. shop bldg. with partial mezzanine.

SUMMATION APPROACH:

Rounded to

Land 4,469 s.f. @ \$6.38 +sf \$28,500
Improvements 4,224 s.f. @ \$4.50 -sf 19,008
\$47,508

\$47,500

MARKET COMPARISON:

769--2 - \$32,950 or #13.18/s.f. GRM 110
763-8 - \$44,000 or \$14.67/ s.f. GRM NA
Subject 4,469 s.f. @ \$10.50 +/- s.f. = \$46,925

\$46,900.

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly |
|--------|----------|--------|------------------------------|
| Entire | \$ Owner | \$ 425 | \$ x 110 = \$46,750 \$46,800 |

(E)

C = 17850

B = 18580

T = 36400

LAND \$ 28,500
IMPROVEMENTS 18,500

MARKET VALUE OF PROPERTY \$ 47,000



APPRAISAL

62-1

OWNER: Ethel Ehrhardt
PROPERTY ADDRESS: 901-25 Golden Gate Ave.

PARCEL NO. 770-1
DATE ACQ: 1962

OWNER'S ADDRESS: c/o Mr. W.A. Ehrhardt
2 San Rafael Way

IRS: No
CONSID: N.S.
BEST USE: Apts.

ZONING: R-4 . PRESENT USE: Comm.

ASSESSED VALUE: Land \$12,555
Imps. 5,500
\$18,055

TAXES: \$1,836.19

LAND: DIMENSION Irregular = 18,594 s.f.

IMPROVEMENTS: Condition Fair Effective Age 30± yr.

1 story reinforced concrete structure used as repair garage.
Yard is paved and fenced. Service station building was removed.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|----------------------------|-----------|-----------|
| Land | 18,594 s.f. @ \$6.72±/s.f. | \$125,000 | |
| Improvements | | | |
| Conc. Bldg. | 5,958 s.f. @ \$1.00/s.f. | 5,958 | |
| | | \$130,958 | \$131,000 |

MARKET COMPARISON:

| | | |
|---------|---|-----------|
| 783-13 | - \$123,000 or \$9.32/s.f. - GRM 115 | |
| 744-18 | - \$ 87,500 or \$7.95/s.f. (land only) | |
| 1178-21 | \$ 16,800 or \$6.72/s.f. (land only) | |
| Subject | - 18,594 s.f. @ \$7.00/s.f. = \$130,158 | \$130,200 |

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly |
|-------|-------------|---------------|---------------|
| | \$ 800 (ML) | \$1,000 | \$ |
| | | \$1,000 x 115 | \$115,000 |

Because of the gross underimprovement, this approach is misleading.

(E)

L = 97500

B = 7500

T = 105000

| | |
|--------------|-----------|
| LAND | \$125,000 |
| IMPROVEMENTS | 5,000 |

MARKET VALUE OF PROPERTY \$130,000



APPRAISAL

63-9
OPEN

OWNER: Walter S. Haller, et ux
PROPERTY ADDRESS: 1075 Golden Gate

PARCEL NO. 771-15
DATE ACQ: 4-14-60

OWNER'S ADDRESS: 235 Christopher Drive

IRS: \$82.50
CONSID: \$75,000 Ind.
BEST USE: Apts.

ZONING: R-4 PRESENT USE: Garage

ASSESSED VALUE: Land \$ 4,160
Imps. 11,700
\$15,860

TAXES: \$1,612.96

LAND: DIMENSION Irregular - 7,434 s.f.

IMPROVEMENTS: Condition Fair Effective Age 40 ± yr.
2 st. conc. str. used as garage and shops.
There is a 1 ton elevator in bldg.

SUMMATION APPROACH:

Rounded to

| | | | | |
|--------------|----------------------|----------|----------|----------|
| Land | 7,434 s.f. @ \$5.11 | + / s.f. | \$38,000 | |
| Improvements | 14,868 s.f. @ \$3.10 | + / s.f. | 46,091 | |
| | | | \$84,091 | \$84,100 |

MARKET COMPARISON:

783-13 - \$122,500 or \$9.28 / s.f. - GRM 154
689-5 -- 120,000 or \$10.27/s.f. - GRM 133
Subject 7,434 s.f. @ \$11.10 /s.f. = \$82,500

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly |
|------------|--------|-------------|---------------|
| 1 st Floor | \$ 400 | \$ 450 | \$ |
| 2nd Floor | 375 | 375 | |
| | | \$825 x 100 | \$82,500 |

(E)
L = 27500
B = 50500
T = 78000

| | |
|--------------------------|-----------|
| LAND | \$ 38,000 |
| IMPROVEMENTS | 44,500 |
| MARKET VALUE OF PROPERTY | \$ 82,500 |



APPRAISAL

66-15

OWNER: Walter Allen
PROPERTY ADDRESS: 1250 McAllister

PARCEL NO. 774-6
DATE ACQ: 1946

OWNER'S ADDRESS: 525 Rockdale Drive
ZONING: R-4 PRESENT USE: Garage

IRS: -
CONSID: Decree
BEST USE: Same

ASSESSED VALUE: Land \$ 3,750
Imps. 14,500
\$18,250

TAXES: \$1,856.03

LAND: DIMENSION 57.5 x 137.5 = 7,906 s.f.

IMPROVEMENTS: Condition Good Effective Age 35± yr.

A 2 story reinforced concrete storage garage with basement.
It is used for vehicle storage and repair. Fair maintenance.
New doors, wiring & lights, and paint.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|---------------------------|-----------------|----------|
| Land | 7,906 s.f. @ \$6.00+/s.f. | \$47,500 | |
| Improvements | 15,812 s.f. @ \$2.00/sf. | \$31,624 | |
| Basement | | 2,000 | |
| | | <u>\$33,624</u> | |
| | | \$81,124 | \$81,100 |

MARKET COMPARISON:

Subject - 7,906 s.f. @ \$10.25/s.f. = \$81,037 \$81,000

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly |
|-------------|--------|--------------|---------------|
| Upper floor | \$? | \$ 325 | \$ |
| Main floor | 375 | 375 | |
| Basement | 100 | 100 | |
| | | <u>\$800</u> | |
| | | x 100 = | \$80,000 |

~~EQUIMENT = \$22,520~~ R

(E)

L = 28750

B = 51250

T = 80,000

| | |
|--------------|---------------|
| LAND | \$47,500 |
| IMPROVEMENTS | <u>33,500</u> |

MARKET VALUE OF PROPERTY \$81,000



APPRAISAL

OWNER: Lloyd C. Edwards et ux
PROPERTY ADDRESS: 1284 Mallister

PARCEL NO. 774-10
DATE ACQ: 1-15-57

OWNER'S ADDRESS: 1284 McAllister

IRS: 23.10
CONSID: N.S.
BEST USE: Same

ZONING: R-4 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,540
Imps. 10,600
\$ 12,140

TAXES: \$ 1,008.84

LAND: DIMENSION 27 x 110 = 2,970 s.f.

IMPROVEMENTS: Condition Good Effective Age 45 ±

3 story frame and stucco 9 unit apt. bldg. with 3 2-rm units on each floor. Storage basement with a 3-car garage

SUMMATION APPROACH:

Rounded to

| | | | | | |
|--------------|------------|---------------------|----------|--------|--------|
| Land | 2,970 s.f. | \$4.55 [±] | \$ | 13,500 | |
| Improvements | 6,417 s.f. | 5.50 | \$35,294 | | |
| | 2,139 s.f. | 1.50 | 3,209 | 38,503 | |
| | | | | 52,003 | 52,000 |

MARKET COMPARISON:

| | | | | |
|-----------------------|------------|-----------|----|--------|
| Sales Most Comparable | 726-14B | | | |
| | 2,970 s.f. | @ \$17.50 | \$ | 51,975 |
| | | | | 52,000 |

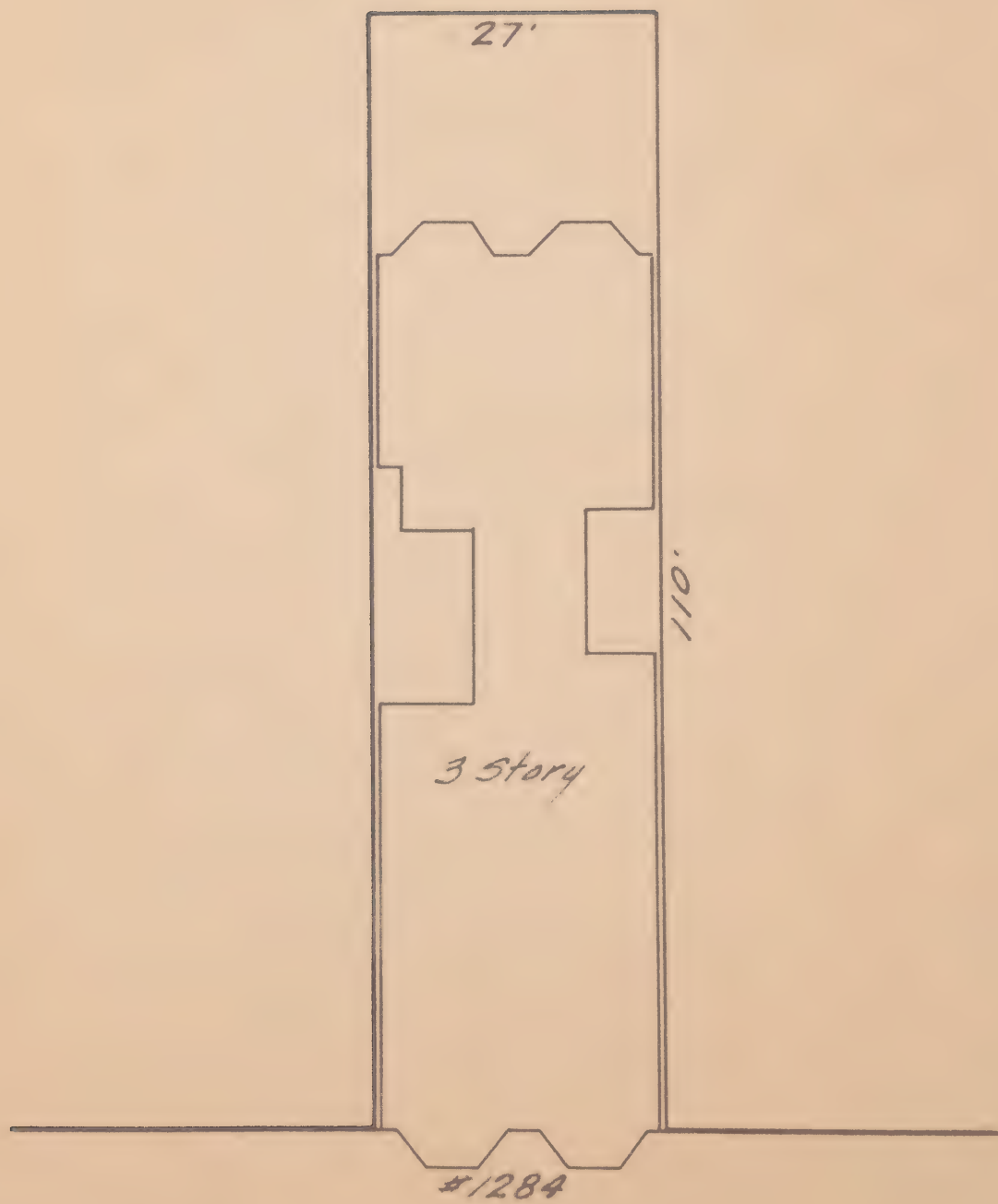
INCOME APPROACH:

| Units | Actual | Fair | Total Monthly | |
|--------|--------|------|---------------|--------|
| | \$ | \$ | \$ | |
| 9 -2rm | 65 | | 585 | |
| Garage | | | 25 | |
| | | | 610 x 85 = | |
| | | | 51,850 | 51,900 |

| | | |
|--------------|----|--------|
| LAND | \$ | 13,500 |
| IMPROVEMENTS | | 38,500 |

MARKET VALUE OF PROPERTY \$ 52,000





McALLISTER STREET

APPRAISAL

66-6

OWNER: Primitino Corral, et ux
PROPERTY ADDRESS: 1375 Golden Gate

PARCEL NO. 774-148
DATE ACQ: 1945

OWNER'S ADDRESS: 1872 Alemany

IRS: No
CONSID: N.S.
BEST USE: Comm.

ZONING: C-2 PRESENT USE: Garage

ASSESSED VALUE: Land \$3,975
Imps. 4,700
\$8,675

TAXES: \$822.48

LAND: DIMENSION 58.917' x 137.5' = 8,101 .sf.

IMPROVEMENTS: Condition Fair/poor Effective Age 45± yr.

1 story brick garage structure.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|--------------------------|-----------------|----------|
| Land | 8,101 s.f. @ \$6.17/s.f. | \$50,000 | |
| Improvements | 8,100 s.f. @ \$1.25/s.f. | 10,125 | |
| | | <u>\$61,125</u> | \$61,100 |

MARKET COMPARISON:

| | |
|---|----------|
| 686-1 - \$100,000 or \$9.14/s.f. - GRM 142.9 | |
| 689-5 - \$120,000 or \$10.27/s.f. - GRM 133 | |
| Subject - 8,101 s.f. @ \$7.50/s.f. = \$60,758 | \$60,800 |

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly |
|-------|-----------|---------------|---------------|
| | \$220 (L) | \$220 | \$ |
| | 330 (L) | 330 | |
| | | \$550 x 110 = | \$60,500 |

(E) L = 39750

B = 21250

T = 61000

| | |
|--------------|---------------|
| LAND | \$ 50,000 |
| IMPROVEMENTS | 10,000 |
| | <u>60,000</u> |

MARKET VALUE OF PROPERTY \$ 60,000

Low



774-1413

APPRAISAL

70-22

OWNER: Vincent and Marie Roumente
PROPERTY ADDRESS: 600 Fulton

PARCEL NO. 782-2
DATE ACQ: 3-31-52

OWNER'S ADDRESS: 431-24th Avenue

IRS: -
CONSID: N.S.
BEST USE: Same

ZONING: CM PRESENT USE: Auto Parts

ASSESSED VALUE: Land \$ 7,730
Imps. 26,400
\$34,130

TAXES: \$ 3,471.02

LAND: DIMENSION 110 x 120 = 13,200 s.f.

IMPROVEMENTS: Condition Good Effective Age 40+

2 st reinforced conc. str. used as warehouse and parts distribution. Bldg. has elevator and ramp to 2 flr. Interior is unfinished except small office area.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|---------------------------|-------------------|-----------|
| Land | 13,200 s.f. @ \$6.06/s.f. | \$80,000 | |
| Improvements | 26,400 s.f. @ \$3.10/s.f. | 81,840 | |
| | | <u>\$161,840=</u> | \$161,800 |

MARKET COMPARISON:

783-13 - \$122,500 or \$9.28/s.f. - GRM 154
689-5 - \$120,000 or \$10.27/s.f. - GRM 133

Subject - 13,200 s.f. @ \$12.12/s.f. = \$15,998= \$160,000

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly |
|--------------|--------|----------------|---------------|
| | \$ | \$ | \$ |
| Entire Bldg. | 1300 | 1600 | 1600 |
| | | \$1600 x 100 = | \$160,000 |

(E)
L = 85950
B = 79050
T = 165000

| | |
|--------------------------|------------------|
| LAND | \$ 80,000 |
| IMPROVEMENTS | 80,000 |
| MARKET VALUE OF PROPERTY | <u>\$160,000</u> |



APPRAISAL

71-11

OWNER: Angelo Sibona, et ux.
PROPERTY ADDRESS: 520 Fulton

PARCEL NO. 783-5
DATE ACQ: 10-8-41

OWNER'S ADDRESS: 538 Joost

IRS: \$7.15
CONSID: N.S.
BEST USE: Com.

ZONING: CM PRESENT USE: Garage

ASSESSED VALUE: Land \$ 1,915
Imps. 2,250
\$ 4,165

TAXES: \$ 423.58

LAND: DIMENSION 27.5' x 120' = 3,300 s.f.

IMPROVEMENTS: Condition Average

Effective Age 45+

1 st. reinforced conc. str.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|---------------------------|------------------|----------|
| Land | 3,300 s.f. @ \$6.06+/s.f. | \$ 20,000 | |
| Improvements | 3,300 s.f. @ \$3.15/s.f. | 10,395 | |
| | | <u>\$ 30,395</u> | \$30,400 |

MARKET COMPARISON:

763-8 - \$44,000 or \$14.67/s.f. - GRM N.A.

Subject 3,300 s.f. @ \$9.10/s.f. = \$30,030 = \$30,000

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly |
|-------|--------|------|------------------------|
| | \$ | \$ | \$ |
| Owner | | | \$275 x 110 = \$30,250 |

(E) L = 17900

B = 11800

T = 29700

| | |
|--------------------------|---------------|
| LAND | \$ 20,000 |
| IMPROVEMENTS | <u>10,000</u> |
| MARKET VALUE OF PROPERTY | \$ 30,000 |



APPRAISAL

71-7

OWNER: Zel Kahn et ux
PROPERTY ADDRESS: 560 Fulton

PARCEL NO. 783-11
DATE ACQ: 12-13-49

OWNER'S ADDRESS: 1250 Eucalyptus Drive

IRS: \$30.80

ZONING: CM

PRESENT USE: Garage/Offices

CONSID: N.S.
BEST USE: Same

ASSESSED VALUE: Land \$ 1,915
Imps. 5,250

\$ 7,165

TAXES: \$ 728.68

LAND: DIMENSION 27.5 x 120 = 3,300s.f.

IMPROVEMENTS: Condition Average

Effective Age 35±

2 st. brick str. 2nd flr is partitioned into 3 offices. Bldg. has elevator.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|---------------------------|----------|----------|
| Land | 3,300 s.f. @ \$6.06+/s.f. | \$20,000 | |
| Improvements | 6,600 s.f. @ \$4.357/s.f. | 28,710 | |
| | | \$48,710 | \$48,700 |

MARKET COMPARISON:

763-8 - \$44,000 or \$14.67/s.f. - GRM N.A.

Subject 3,300 s.f. @ \$14.65/s.f. = \$48,345

\$48,300

INCOME APPROACH:

| <u>Units</u> | <u>Actual</u> | <u>Fair</u> | <u>Total Monthly</u> |
|----------------|---------------|-------------|----------------------|
| | \$ | \$ | \$ |
| Owner occupied | | 440 | 440 x 110 = \$48,400 |

(E)

L = 17900

B = 20100

T 38000

| | |
|--------------------------|-----------|
| LAND | \$ 20,000 |
| IMPROVEMENTS | 28,500 |
| MARKET VALUE OF PROPERTY | \$ 48,500 |



APPRAISAL

71-5

OWNER: Wm. A. Breen
PROPERTY ADDRESS: 590 Fulton

PARCEL NO. 783-13
DATE ACQ: 3-66

OWNER'S ADDRESS: Mills Tower

IRS: No
CONSID: \$123,000
BEST USE: Com.

ZONING: CM PRESENT USE: Garage

ASSESSED VALUE: Land \$ 8,485
Imps. 13,800
\$ 22,285

TAXES: \$ 2266.38

LAND: DIMENSION 110 x 120 = 13,200 s.f.

IMPROVEMENTS: Condition Fairly good Effective Age 35±

1 st. reinforced conc. str. used a commercial garage.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|----------------------------|-----------|-----------|
| Land | 13,200 s.f. @ \$6.59+/s.f. | \$87,000 | |
| Improvements | 13,200 s.f. @ \$2.80/s.f. | 36,960 | |
| | | \$123,960 | \$124,000 |

MARKET COMPARISON:

Subject - 13,200 s.f. @ \$9.35+/s.f. = \$123,420 \$123,400

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly |
|-------|---------|-----------------|---------------|
| | \$ | \$ | \$ |
| | 850 (L) | 1,075 | |
| | | \$1,075 x 115 = | \$123,625 |
| | | | \$123,600 |

(E) L 89400
B 22600
T 112000

| | |
|--------------------------|-----------|
| LAND | \$ 87,000 |
| IMPROVEMENTS | 36,500 |
| MARKET VALUE OF PROPERTY | \$123,500 |



APPRAISAL

72-4

OWNER: Daria F. Fedoroff
 PROPERTY ADDRESS: 733 McAllister Street
 OWNER'S ADDRESS: 733 McAllister Street
 ZONING: CM PRESENT USE: Comm & Apts.

PARCEL NO. 784-24
 DATE ACQ: 4-17-47
 IRS: -
 CONSID: Decree
 BEST USE: Same

ASSESSED VALUE: Land \$ 2,250
 Imps. 5,750
 \$ 8,000

TAXES: \$ 813.60

LAND: DIMENSION 25' x 137.5' = 3,438 s.f.

IMPROVEMENTS: Condition Good

Effective Age 30± yr.

A one and two story brick building with auto upholstery shop on 1st. floor and 2-3 room apartments on 2nd. floor.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|--------------------------|----------|----------|
| Land | 3,438 s.f. @ \$6.25/s.f. | \$21,500 | |
| Improvements | 4,813 s.f. @ \$4.50/s.f. | 21,659 | |
| | | \$43,159 | \$43,200 |

MARKET COMPARISON:

782-30 - \$44,500 or \$17.21/s.f. - GRM 103
 782-31 - \$41,000 or \$19.29/s.f. - GRM 122

Subject - 3,438 s.f. @ \$12.50/s.f. = \$42,975 \$43,000

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly |
|---------|--------|---------------|---------------|
| Store | \$ 225 | \$ 250 | \$ |
| 1-3 rm. | Son | 85 | |
| 1-3 rm. | 75 | 85 | |
| | | \$420 x 100 = | \$42,000 |

E = BLDG D = 6580 φ

(E)

L 18750

B 12750

T 31500

| | |
|--------------|-----------|
| LAND | \$ 21,500 |
| IMPROVEMENTS | 21,000 |

MARKET VALUE OF PROPERTY \$ 42,500



APPRAISAL

30-18

OWNER: Louise Grundel et al
PROPERTY ADDRESS: 1980-82 Eddy

PARCEL NO. 1126-15
DATE ACQ: 1-9-34

OWNER'S ADDRESS: Unknown

IRS: No
CONSID: N.S.
BEST USE: Same

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,350.00
Imps. 1,000.00
\$ 2,350.00

TAXES: \$ 195.28

LAND: DIMENSION 25 x 137.5 = 3,438

s. f.

IMPROVEMENTS: Condition Good Effective Age 50 ±

2 st. fr. str. with gar. and stg. bsmt. and 5 rm. flat on the 1st flr. and 6 rm. flat on 2nd flr. Interior has been remodeled.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|-----------------------|---------------|----------|
| Land | 3,438 s. f. @ \$4.36± | \$ 15,000 | |
| Improvements | 2,530 s. f. @ 1.00 | 2,530 | |
| | | <u>17,530</u> | \$17,500 |

MARKET COMPARISON:

Sales Most Comparable 1100-25; 1126-25
3,438 s. f. @ \$ 5.00

\$ 17,190 17,200

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly | |
|---------|--------|------|------------------|--------|
| | \$ | \$ | \$ | |
| 1-5 rm. | 37.50 | | 75 | |
| 1-6 rm. | 37.50 | | 85 | |
| | | | <u>160</u> x 110 | 17,600 |

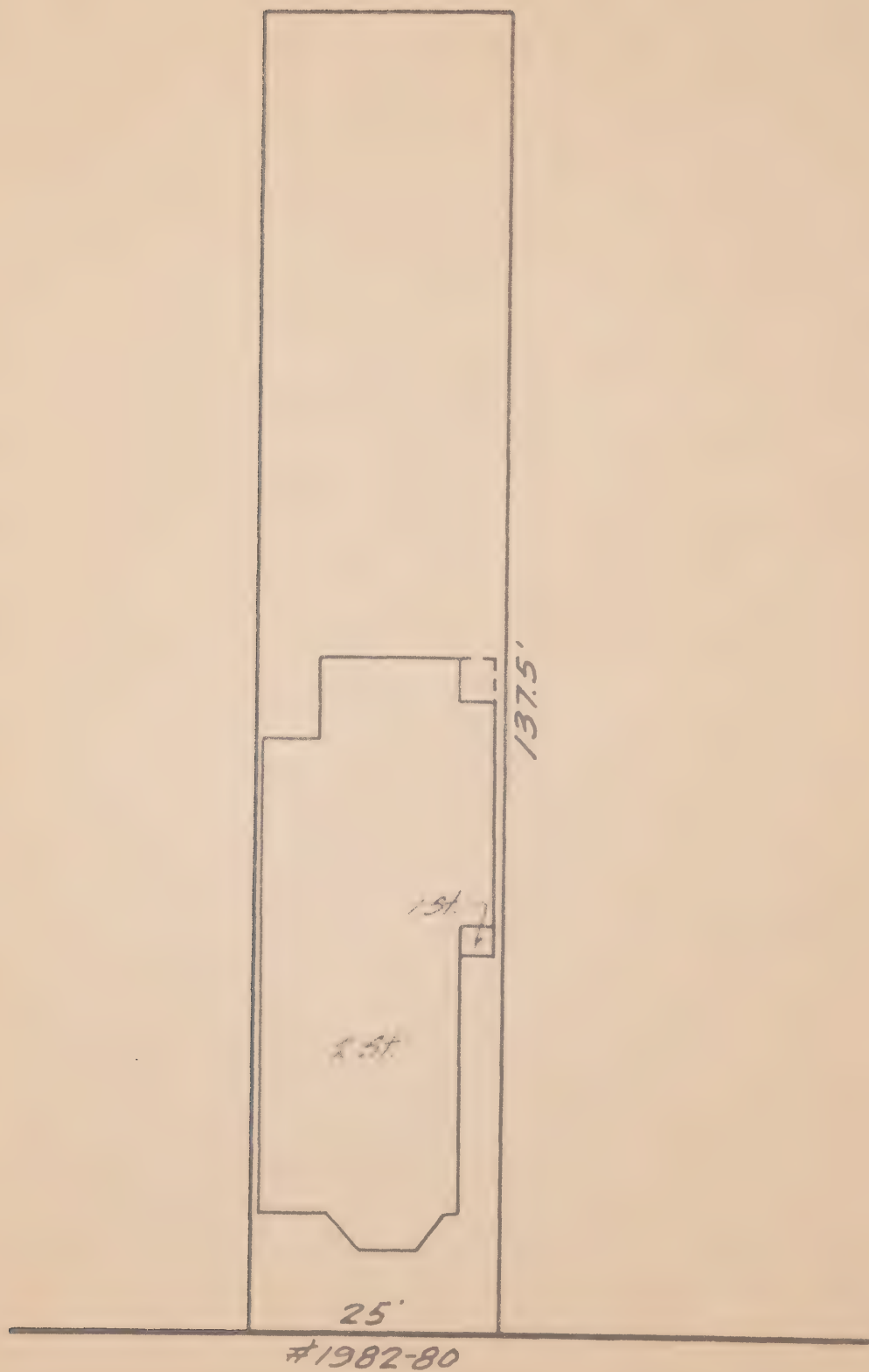
| | |
|--------------|--------------|
| LAND | \$ 15,000 |
| IMPROVEMENTS | <u>2,500</u> |

MARKET VALUE OF PROPERTY \$ 17,500

1126/15 - UAZ
Appraisal
Acquisition



1987 FEB 06 10 26 1987



EDDY STREET

FEB 06 49 47 282

DESCRIPTION OF IMPROVEMENTS

| | | | |
|-----------------------|---|-----------------------|--------------------|
| TYPE | Two flats | AGE | 65 |
| CONSTRUCTION | Wd. frame | DATE ACQUIRED | 1/9/34 |
| NO. OF STORIES | Two and bsmt. | REMODELED | Lower flat to code |
| FOUNDATION | Brick | TOTAL BUILDING AREA | 2,552 |
| EXTERIOR FINISH | J.M. Shgle and rustic | INTERIOR FINISH | L&P |
| ROOF | Asph Shgle. | FLOORS | Pine |
| BATHS | Two, lino flr, one leg tub, 1 rec. tub and Shr. GT | | |
| KITCHEN | Two, lino flr, tile sink and drain T&G Wain | | |
| WIRING & LIGHTING | New wiring and light fixtures in lower | | |
| HEAT | Circ. gas htrs., old fireplaces and mantels | | |
| NO. OF ROOMS | 11 | NO. OF UNITS | Two (1/6,1/5) |
| GARAGE SPACES | Two car/ Cement flr. driveway, bal. of bsmt. wd. flr. | | |
| CONDITION OF EXTERIOR | Good | CONDITION OF INTERIOR | Good |
| REMARKS | Lower flat - new plumbing, light fixtures and rewiring. | | |

VALUATION ANALYSIS

COST APPROACH

| | |
|--|----------|
| Replacement Cost Today | \$25,000 |
| Less Observed Depreciation | 18,500 |
| Depreciated Value of Improvements | 9,500 |
| Plus Land Value 25 front ft. x \$ 600 | 15,000 |
| Indicated Value of Land & Improvements | 21,500 |

INCOME APPROACH

| | |
|--|----------|
| Applying % Capitalization Rate to | |
| Net Annual Income of \$ | |
| Indicated Value of Land & Improvements | |
| and/or | |
| Applying Annual Gross Rent Multiplier | |
| of 10.25 x \$ 2100 Annual Gross Income | |
| Indicated Value of Land & Improvements | \$21,500 |

MARKET DATA APPROACH

This type of Property has been selling on the
 basis of \$ 1955 per room-Land & Bldg. x 11 rms. \$21,505
 or on basis of \$ per sq.ft. Land & Bldg. x sq.ft.

ESTIMATED MARKET VALUE

| | |
|---------------------|----------|
| Land | \$15,000 |
| Building | 6,500 |
| Equipment | |
| TOTAL | \$21,500 |

CORRELATION AND ANALYSIS Market Data Appropriate.

REFER TO COMPARABLE SALE

986-4 Oak St.; 725-27 Webster St.

10/10/17

10/10/17

10/10/17

10/10/17

10/10/17

10/10/17

10/10/17

10/10/17

10/10/17

10/10/17

10/10/17

PARCEL 30/18
ASSESSOR'S BLOCK 1126 LOT 15

OWNER Louise Marguerite & Willard W. Grundel

PROPERTY ADDRESS 1980 Eddy St.

LOCATION N/L 62.5 E. Broderick

LOT SIZE 25 x 137.50

AREA 3,437

TOPOGRAPHY Slope on grade at street

ASSESSED VALUATION:

Land \$1,350

Building 1,000

TOTAL 2,350

TAXES: 1962-63 \$220.66

ZONING R-3

HIGHEST AND BEST USE

Multi-family

UNLAWFUL USES

INCOME

MONTHLY
ACTUAL RENT

MONTHLY
ADJUSTED RENT

Actual Monthly Income

\$ 95

Adjusted Monthly Income

\$ 175

Adjusted Annual Income

\$2,100

REMARKS

ANNUAL EXPENSES

\$ 284

Annual Net Income

\$1,816

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE

\$





677/39

VIEW OF SUBJECT

921 7063





Cottage Row - subject is first building.



Front and side view of subject taken August 1975.



Taken February 1975. Cottage Row as viewed from Sutter.

1944-1945

APPRAISAL
1130/8 - Acq. FILE/WA2



REC'D 174 057

APPRAISAL

OWNER: Fred Gutman, et ux
PROPERTY ADDRESS: 1900 Turk

PARCEL NO. 1130-8
DATE ACQ:

OWNER'S ADDRESS: 424 - 43rd. Avenue

IRS:

ZONING: R-3 PRESENT USE: Apartments

CONSID: \$136,156.81
BEST USE: Same

ASSESSED VALUE: Land \$ 2,550
Imps. 15,150
\$17,700

TAXES: \$1,800.09

LAND: DIMENSION 43 x 82.5 = 3,548± s.f.

IMPROVEMENTS: Condition Good Effective Age 25 + yr.
3 story brick veneer & wood frame. apts. bldg. with 6-2 rm. & 6-3 rm
units. Full bsmt. is used for garages, storage & boiler room

SUMMATION APPROACH:

Rounded to

| | | |
|--------------|---|-----------|
| Land | 3,548 s.f. @ \$6.06 +/- s.f. - | \$21,500 |
| Improvements | 9,440 s.f. @ \$11.10 +/- s.f. = 104.784 | |
| Bsmt | 3,072 s.f. @ \$4.00 +/- s.f. - 12,288 | 117,072 |
| | | \$138,572 |
| | | \$138,600 |

MARKET COMPARISON:

872-10 - \$270,500 or \$45.08/s.f. - GRM 104
1130-8 - \$136,000 or \$38.33/s.f. - GRM 112
719-12A - \$100,000 or \$37.04/s.f. - GRM 92
Subject 3,548 s.f. @ \$38.75 = \$137,485 \$137,500

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly |
|----------|----------|-----------|--------------------------|
| 6-2 rms. | \$ 90 ea | \$ 100 ea | \$ 600 |
| 3-3 rms. | 100 ea | 115 ea | 345 |
| 1-3 rms. | 110 ea | 115 ea | 115 |
| 1-3 rms. | 112 | 115 | 115 |
| 1-3 rms. | 118 | 115 | 115 |
| | | | \$1290 x 110 = \$141,900 |

Garages included in fair rent.

| | |
|--------------------------|------------|
| LAND | \$ 21,500 |
| IMPROVEMENTS | 116,000 |
| MARKET VALUE OF PROPERTY | \$ 137,500 |

FEB 04 7 48 PM '84

APPRAISAL

57-16

OWNER: Haig's Auto Reconstruction Co.
PROPERTY ADDRESS: 626-28 Golden Gate Avenue

PARCEL NO. 762-6
DATE ACQ: 8-10-59

OWNER'S ADDRESS: 640 Golden Gate Avenue

IRS: \$46.20
CONSID: \$42,000 Ind.
BEST USE: Same

ZONING: CM PRESENT USE: Garage

ASSESSED VALUE: Land \$ 6,590
Imps. 4,500
\$ 11,090

TAXES: \$ 1,127.85

LAND: DIMENSION 41.25' x 120' = 4,950 s.f.

IMPROVEMENTS: Condition Good Effective Age 40± yr.

1 and 2 story brick and frame structure used as brake shop and car storage.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|----------------------------|----------|----------|
| Land | 4,950 s.f. @ \$11.11+/s.f. | \$55,000 | |
| Improvements | 7,442 s.f. @ \$2.00/s.f. | 14,884 | |
| | | \$69,884 | \$69,900 |

MARKET COMPARISON:

783-13 - \$123,000 or \$ 9.32/s.f.
769-2 - \$ 32,950 or \$13.18/s.f.

Subject - 4,950 s.f. @ \$14.00/s.f. = \$69,300 \$69,300

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly |
|-------------|--------|---------------|---------------|
| Brake shop | \$ 275 | \$275 | \$ |
| Car storage | Owner | 375 | |
| | | \$650 x 110 = | \$71,500 |

(E)

L = 46500

B = 6500

T = 52000

LAND \$ 55,000
IMPROVEMENTS 15,000

MARKET VALUE OF PROPERTY \$ 70,000



APPRAISAL

57-2

OWNER: Northern Counties Title Ins. Co.
PROPERTY ADDRESS: 731-35 Turk Street

PARCEL NO. 762-21
DATE ACQ: 10-9-58

OWNER'S ADDRESS: 369 Bush Street

IRS: --
CONSID: N.S.
BEST USE: Comm.

ZONING: CM PRESENT USE: Garage

ASSESSED VALUE: Land \$ 7,115
Imps. 6,500
\$ 13,615

TAXES: \$ 1,384.65

LAND: DIMENSION 55' x 120' = 6,600 s.f.

IMPROVEMENTS: Condition Fair

Effective Age 40± yr.

One story poured concrete garage.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|----------------------------|-----------------|----------|
| Land | 6,600 s.f. @ \$11.36+/s.f. | \$75,000 | |
| Improvements | 6,600 s.f. @ \$ 1.007/s.f. | 6,600 | |
| | | <u>\$81,600</u> | \$81,600 |

MARKET COMPARISON:

769-2 - \$ 32,950 or \$13.18/s.f.
783-13 - \$123,000 or \$ 9.32/s.f.

Subject - 6,600 s.f. @ \$12.00/s.f. = \$79,200

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly |
|-------------|--------|----------------------|---------------|
| Auto repair | \$ 300 | \$ 350 | \$ |
| Body repair | 300 | 350 | |
| | | <u>\$700</u> x 110 = | \$77,000 |

(E) L = 66000

B = 2000

T = 68000

| | |
|--------------|--------------|
| LAND | \$ 75,000 |
| IMPROVEMENTS | <u>5,000</u> |

MARKET VALUE OF PROPERTY \$ 80,000



APPRAISAL

57-15

OWNER: Rose Thomasian, et al
 PROPERTY ADDRESS: 640 Golden Gate (7)
 646 Golden Gate (8)
 OWNER'S ADDRESS: 646 Golden Gate

PARCEL NO. 762-7 & (8)
 DATE ACQ: 9-8-52

ZONING: CM PRESENT USE: Auto Service

IRS: --
 CONSID: N.S.
 BEST USE: Same

ASSESSED VALUE: Land \$ 11,350
 Imps. 17,500
 \$ 28,850

TAXES: \$ 2,934.05

LAND: DIMENSION 71.05' x 120' = 8,526 s.f.

IMPROVEMENTS: Condition Good Effective Age 25± yr.

2 - one story concrete garage buildings with partial mezzanine.
 Good maintenance, little renovation.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|----------------------------------|-----------|-----------|
| Land | 8,526 s.f. @ \$11.73/s.f. | \$100,000 | |
| Improvements | 7,055 sf. @ \$1.50/sf = \$10,583 | | |
| (8) | 5,100 sf. @ \$1.50/sf = 7,650 | 18,233 | |
| | | \$118,233 | \$118,200 |

12,155

MARKET COMPARISON:

769-2 - \$32,950 or \$13.18/s.f.
 783-13 - \$123,000 or \$9.32/s.f.

Subject - 8,526 s.f. @ \$13.50/s.f. = \$115,101 \$115,100

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly |
|-------|--------|-----------------|---------------|
| #7 | \$ 400 | \$ 630 | \$ |
| #8 | 300 | 450 | |
| | | \$1,080 x 110 = | \$118,800 |

The following machine inventory is included for informational purposes only. The appraiser offers no opinion as to whether it is personal or real property. The present "In Place value of the equipment is as follows: Parcel 7 - \$6,175
 Parcel 8 - \$14,920

(E) L = 78000

B = 12000

T = 90000

| | |
|--------------|------------|
| LAND | \$ 100,000 |
| IMPROVEMENTS | 18,000 |

MARKET VALUE OF PROPERTY \$ 118,000



PARCEL NO. 762-7

HAIG BODY & FENDER CO.
640 Golden Gate Avenue

(Admission refused)

| | <u>REPLACE- MENT COST NEW</u> | <u>PRESENT VALUE IN PLACE</u> |
|--|---------------------------------------|---------------------------------------|
| 1 Bee Hive Co. heavy duty frame machine | | \$ 3,400 |
| 1 Quincy 7½ HP air compressor, lines and outlets. | | 775 |
| 1 Item of lighting in shop and power entry panel. | | 1,400 |
| 1 Item of built in parts racks. | | 500 |
| 1 Ventilator fan and duct. | | <u>100</u> |
| | | \$ 6,175 |

OK

Dec

PARCEL NO. 762-8

THOMAS RADIATOR CO.
646 Golden Gate Ave.

| | REPLACE- MENT COST NEW | PRESENT VALUE IN PLACE |
|---|------------------------------|------------------------------|
| 4 Radiator test benches @ \$125 ea. | | \$ 500 |
| 4 Core testing tanks (steel) and soldering jigs. | | 2,200 |
| 1 Quincy 15 HP air compressor, 250 gal. receiver and air lines with outlets. | | 1,500 |
| 1 Monorail and 1 Ton Budgit hoist. | | 425 |
| 1 E.W. Bliss Co. #18 O.B.I. press, 10 ton | | 750 |
| 1 L & A similar 10 ton O.B.I. press | | 750 |
| 1 Niagara #36 power shear, 14 ga., 72" | | 450 |
| 1 Furnace, 6 burners, 4 x 4 x 1' | | 425 |
| 2 Soldering plates with furnace, ducts and fans. | | 1,200 |
| 1 Spray booth, fan and guns. | | 450 |
| 1 Electric power installation including entry, main, breakers, safety switches, and breakers. | | 1,200 |
| 1 Air pressure wash rack | | 75 |
| 1 Caustic boil out tank (special make) | | 175 |
| 2 Bench grinders | | 70 |
| 1 Dipping pot | | 75 |
| 1 Band saw, metal cut off | | 150 |
| 3 Fin nesting cones | | 1,350 |
| 3 Fin rolling machines and fin dies | | 2,100 |
| 1 8' Herbert's Moore sheet metal brake | | 450 |
| Storage racks | | 450 |
| 1 Safe in office, Yale | | <u>175</u> |
| TOTAL: | | \$14,920 |



Sale 1
441 Ellis

Sale 3
Turk Street
Antonio Manor



Sale 2
1499 Sutter

Sale 4
230 Eddy
Olympic



9H 100014



Sale 5
467 Turk



Sale 6
174 Ellis

Sale 7 (not pictured)
240 Jones/Eddy

REC 489:85

5000/WA
Disp. Parcel
File:
767-A, B



HAYES & POLK
COMPARABLE SALE #2

ADJACENT BUILDING TO
SUBJECT SITE. OPERA HALL STYLE:
ART MUSEUM / THEATRE
WAR MEMORIAL



LOUISE M. DAVIS SYMPHONY
HALL ON VAN NESS AVE.



SUBJECT SITE WITH OPERA PLAZA
DEVELOPMENT IN BACKGROUND

SUBJECT SITE WITH
OPERA PLAZA DEVELOPMENT
IN BACKGROUND



TURK STREET
COMPARABLE SALE # 7



POLK & SCARAMENTO
COMP SALE # 9

VAN NESS AVENUE
COMPARABLE SALE # 10





